

# MANHATTAN BEACH

Here is a home community in Greater New York that has charms for all the family

An Ocean Front Home-Place—Delightful All-Year Round. Quick and economical transportation facilities—with all city conveniences and improvements—plus the pleasures of the sea-shore.

Manhattan Beach Is Delightful At All Seasons

Many former apartment dwellers have already appreciated this feature and it is now firmly established as an all-year-round residential community.

\$1,000,000 worth of Beautiful Residences already built.

Water, gas, electricity, telephones, granolithic sidewalks, macadamized streets and a perfect sewerage system, for which there are no assessments.

Houses for Sale or Rent.

Manhattan Beach offers an opportunity to those who desire a REAL home that will meet with the requirements of the most discriminating at exceptional prices and on easy terms.

An opportunity to select a plot for immediate building at special inducements.

A Visit Will Convince You

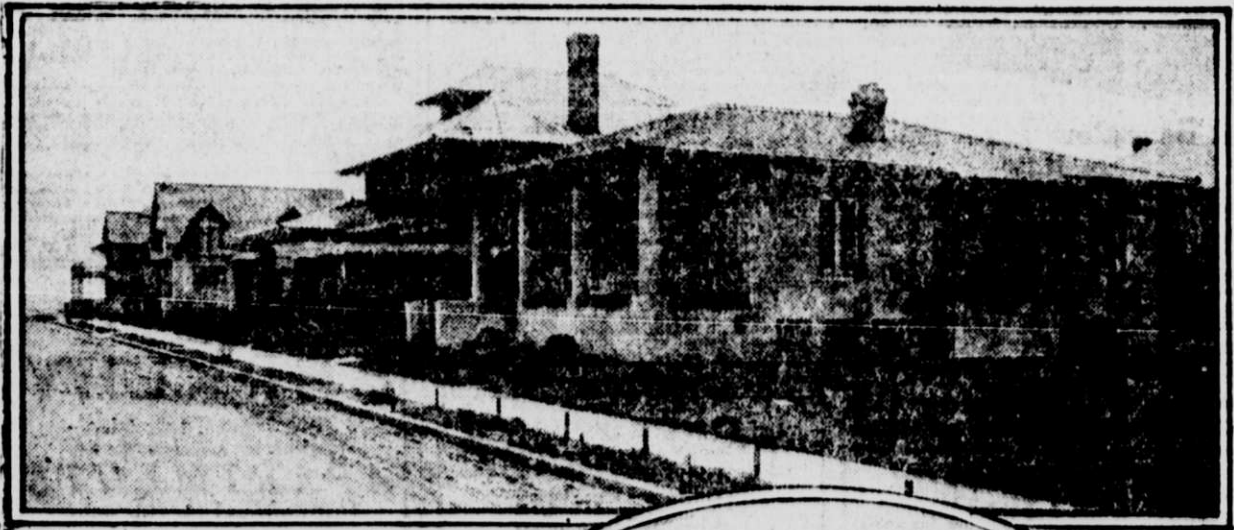
Direct route to Manhattan Beach by changing from B. R. T. trains at Sheepshead Bay to Manhattan Beach Electric cars leaving adjoining station. All year service. For descriptive booklet, prices and terms, call, write or telephone direct to the

## Manhattan Beach Estates

192 Broadway, N. Y. Telephone Cortlandt 2107  
Or offices on property, telephones Coney Island 920-921



## SHOREFRONT LOTS AND COTTAGES AT NEPONSIT TO BE SOLD AT AUCTION



Type of Development Being Carried On.

Building and general development in the Rockaways have started with a rush this year as a result of rapidly increasing population and a growing tendency to transform the place for all year homes. Although there have been some notable transactions in lots the smaller operators and investors have not had a chance as yet to take advantage of the usual yearly scramble for auction bargains and most of them have been holding back in anticipation of such opportunities. Such an opportunity will come on Decoration Day, when the Jere Johnson, Jr., Company will offer 255 lots and three cottages at Neponsit. The lots are close to the new \$35,000 clubhouse on the Jamaica Bay side of the property and have full rights to the beach frontage, which has been dedicated to the lot owners as a public park.

Bidding for the Neponsit offerings is expected to break even the remarkable auction records set at neighboring Rockaway settlements during the past few years because the Neponsit section has been maintained in a most exclusive manner by the strong capitalists connected with the development. They have more than 1,700 lots and the lots to be sold are carefully restricted. The sellers, who own 1,700 lots, intend to retain the dominant interest in the property and this will guarantee for the lots a distributed development along the same high class lines as those of the main section, where the promoters who bought the tract three years ago have built and sold over fifty homes for about \$25,000. They have laid out six miles of macadamized streets, five miles of water and gas mains, two miles of boulevards and parkways and built a sanitary sewer system which has been taken as a model by many large cities.

Neponsit has become an all year home place on account of its complete city improvements and its nearness to Manhattan through the new rapid transit schedule, it being only forty minutes from the Pennsylvania station and a few minutes from the Flatbush Avenue station in Brooklyn. It has attracted new people from among operators and private in-



Neponsit Club on Jamaica Bay

vestors lately from the selection of the big west Rockaway tract close by the site for the Greater New York Sea Side Park. The city is planning to spend millions upon the park project, and the result is sure to add to the value of adjacent lands.

The Neponsit Realty Company owns the lots free and clear. They are bounded by Bay Side Drive, Jamaica Bay, a long back Boulevard, Newport Avenue and Seaside Street. Crossing them are Fifth and Huron Streets. Fifty-nine of the lots are directly on Jamaica Bay and are protected by a well built bulkhead. Two blocks to the south is the Atlantic Ocean and the big Ocean Park.

The entire section was designed for the best class of homes. It has been maintained strictly at the highest standard. The coming distribution of lots, therefore, is expected to start a building movement that will draw much capital and increase population in that section of the Rockaways.

### MANHATTAN BEACH ESPLANADE.

Fine Walk to Cover Two Miles of Ocean Front—Ready by Summer.

About 500 feet of the new esplanade on the ocean front at Manhattan Beach Estates has already been completed and it is expected that it will be fully completed from the Brighton line on the west to the bath house by early summer.

This new esplanade takes the place of the old board walk. It is constructed of reinforced concrete, with ornamental posts and railing, and its southerly side rests on the sea wall.

It will eventually run along the entire ocean front of the Manhattan Beach property, a distance of over two miles, and will afford a delightful promenade to visitors and residents at Manhattan Beach.

The esplanade is for pedestrians only, so that occupants of residences fronting thereon will not be disturbed by noise or inconvenience by dust from vehicular traffic.

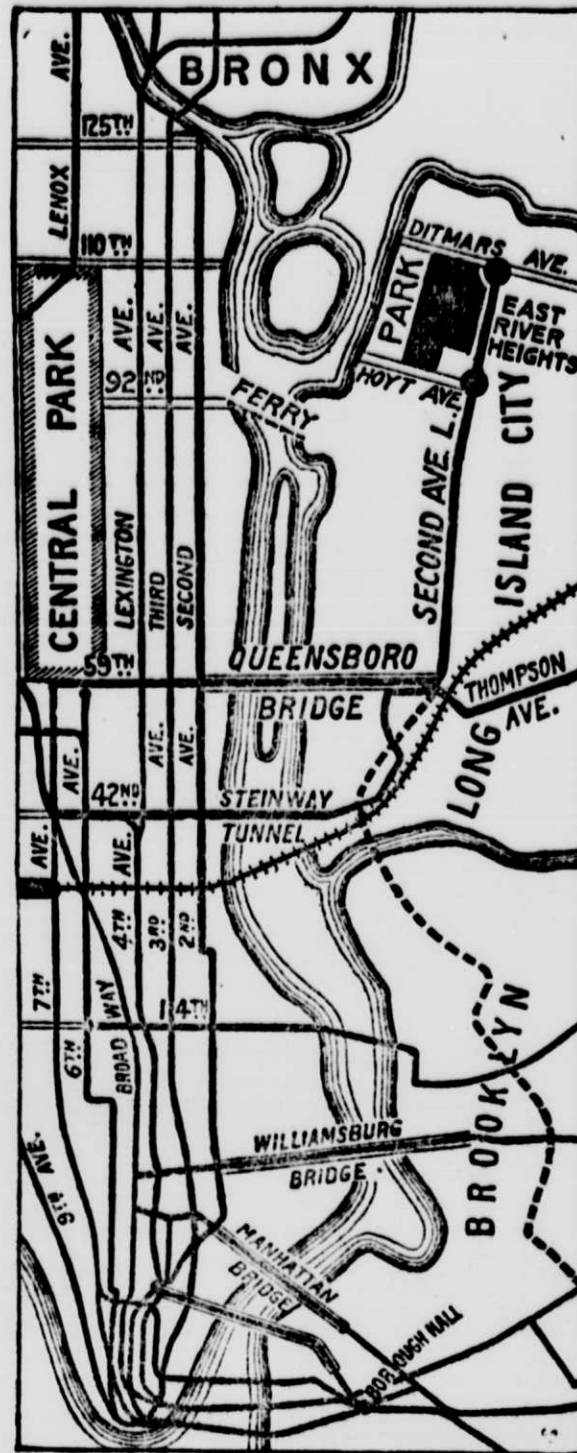
### 100 DWELLINGS A WEEK.

This Has Been Queens Average for Some Time—Still Building Them.

According to records of the Building Bureau in Queens at least 100 detached frame buildings are constructed there weekly. The operations of the past week show 123 applications for new buildings, most of which were residential in character and of the detached frame type. The total estimated cost for these buildings is \$12,625.

Among applications for business improvements was that of the New York Telephone Company for a big plant at River Avenue and Eighth Street, Long Island City. Supplies used by the company in nearby sections of the city are to be manufactured there. Upon completion

# EAST RIVER HEIGHTS



## Long Island City

Directly Opposite East 96th Street, Manhattan  
NEARER than Harlem and HALF THE TIME to THE BRONX

1,200 lots now ripe for improvement.

Adjoining new East River Park, recently acquired by the City.

FIVE CENT FARE over every foot of rapid transit in the Dual Subway System, amounting to 630 miles of subway and elevated tracks, costing nearly Five Hundred Million Dollars, and reaching all parts of Greater New York.

This gives better rapid transit facilities than to any part of the Bronx, Brooklyn or Manhattan north of 59th Street, for no part of the Bronx and no part of Manhattan north of 59th Street will be reached by the B. R. T. system, and no part of Brooklyn will be reached by the Interborough elevated system.

NINE MINUTES from Second Av., Manhattan, by Interborough Elevated trains over the Queensboro Bridge.

ELEVEN MINUTES from the Grand Central Subway Station by Interborough Subway trains through the Belmont Tunnels.

FIFTEEN MINUTES from Times Square by B. R. T. Subway trains over the Queensboro Bridge.

Compare above time with that of express trains from the Grand Central Subway Station to the Bronx.

### WEST FARMS SUBWAY.

Prospect Ave. .... 24 minutes  
Freeman St. .... 28 minutes  
Bronx Park. .... 31 minutes

### THIRD AVE. ELEVATED.

177th St. .... 25 minutes  
Bronx Park. .... 31 minutes

## Prices \$2000 and up

Call or send for maps and price list

Rickert-Finlay Realty Co.  
1 West 34th Street

## Kew Gardens

More homes and home sites have been sold at Kew Gardens during the past twelve months than in any other High Class Residential Section in or near Greater New York. Kew Gardens affords every convenience that could be desired; every house and plot enjoys an extensive view of the surrounding country; an ideal living place and is only

15 MINUTES FROM HERALD SQUARE

and everything worth while in Manhattan—the theatres, shops, hotels, etc. Kew Gardens

### SURROUNDS KEW STATION

with Fast Electric Express service at all hours of the day and night, via Long Island Railroad direct to Pennsylvania Terminal at 33d Street.

New houses, ranging in prices from \$10,500 to \$22,500, are for sale on convenient terms, all ready to move into; others under construction. Or we will build according to your ideas. Tentative sketches gladly submitted by competent architects, without charge. You will find KEW different from any other Home Section, since the greatest care has been taken in the selection of the style and character of every house erected at Kew.

### VISIT KEW TO-DAY.

Convenient trains leave Pennsylvania Station, 33d St. and 7th Ave., via L. I. R. W. K. D. S. 8:07, 10:08, 11:07 A. M.; 12:28, 1:00 (SAT. ONLY), 2:00, 3:00, 3:30, 4:08, 4:30, 5:00, 5:15, 5:37 P. M. SUNDAY: 8:26, 9:40, 10:35, 11:18, 11:34 A. M.; 1:08, 2:08, 3:03, 4:15 P. M. Returning at frequent intervals. Information on request from John J. Britton, Marbridge Building, Broadway and 34th St., New York Telephone, Greeley, 4640 and 4641, or from Representative at Kew Gardens office at Kew Station every day.

LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE.

## Cedarhurst in the Rockaways

We have a number of new houses for sale in CEDARHURST PARK, where you will find every City convenience and every Suburban attraction.

The most beautiful and exclusive residential section on Long Island.

Prices up to \$15,000. Attractive booklet.

WEBB CONSTRUCTION COMPANY, Inc.

Longacre Building, Broadway & 42nd St., N. Y. and Cedarhurst Park, Cedarhurst, Long Island.

## Great Neck Estates

### The Ideal Village

Its own waterfront and 18-hole golf course and Club House. 40 acres of natural wooded park. 20 minutes' drive over the City Line. 10 minutes from Pennsylvania Terminal. Send for views of beautiful homes and estate grounds. S. G. GARDNER.

McKnight Realty Co.  
347 Fifth Avenue, N. Y.  
Tel. Murray Hill 3640.

**Bungalows** Semi-Bungalows and pretty English Cottages overlooking the ocean—40 minutes from N. Y. 100 trains a day. Terms to suit; highly restricted, exclusive residence section. Write today for booklet of photographic views showing the Beach, the Clubhouse and many of the handsome residences. Address L. M., 147 Lexington Sun uptown.

### WATERFRONT HOME

Located in commanding area, directly on Sound. Six acres very high land, with 500 feet sandy beach, 8 room dwelling, bath and steam heat, stable, outbuildings, garden, fruit and shrub. A bargain at \$12,500. DANIEL M. GEDARD, 228 Broadway, N. Y.

### PLANDOME ON MANHASSET BAY.

30 minutes express service. Beautiful Rockport. Homes for sale. E. C. CLUSE, WASHINGTON & CO., 15 E 21st St.

REAL ESTATE FOR SALE—Westchester Co. REAL ESTATE FOR SALE—Westchester Co.

It's Dogwood Blossom Time at

## PARK HILL

On-the-Hudson

Come up and realize the beauties of Spring and inspect the

### Beautiful New Houses Now

Ready for immediate occupancy

NEW YORK'S most attractive, most accessible and best established suburb. You may buy a house or have one built to order on terms equivalent to your apartment rent.

**How to Reach Park Hill** (1) Take Broadway Subway to Van Cortlandt Park, then Broadway Trolley to Van Cortlandt Station. (2) Take 6th Avenue Elevated to 156th Street, then Putnam Division Train to Park Hill Station.

For beautiful Book of Views and list of houses for sale, write

**American Real Estate Company**  
527 Fifth Avenue Room 534  
Sales Office at Park Hill open every day.

## AEROPLANE FLIGHTS

are seen daily at Hastings-on-Hudson. Come out and see these free thrilling exhibitions. From the terraces of River View Manor unlimited views are obtained from Tarrytown to the Statue of Liberty.

## River View Manor

The Home Place Beautiful at Hastings-on-Hudson

is an all-year home place unsurpassed anywhere for natural beauty, permanence and completeness of improvements and class of residents. 40-minute commutation.

Villa Plots as Low as \$1,000

Homes of All Sizes Ready for Occupancy To reach, take Subway and trolley or New York Central. Automobile direct out Broadway, turn east at Hastings garage.

Hastings Homes Co., Hastings-on-Hudson, N. Y.

### SUMMER COTTAGES TO RENT

#### CAPE COD COTTAGES

WELLESLEY and TRURO, South Shore. Cottages well furnished, overlooking beach locations. Address agent, CAPTAIN L. F. BULLOCK, 8 STATE, Weymouth, or 43 Broad St., Tel. South 0440, Boston.

3 ROOM COTTAGE to rent furnished, all improvements, one block from beach, 5 minutes from P. R. station and within 10 minutes of downtown Boston. L. F. BULLOCK, 43 Broad St., Boston.

FOR SALE OR RENT

OLD ORCHARD BEACH, MAINE. Sea or 100 ft. from beach. 4 bedrooms, bath and equipped kitchen. 10 and 11 rooms, located on a beautiful 10-acre estate. The estate is a magnificent one, with low land, large trees, and a fine view of the ocean. The property is a rare opportunity for a family or a business. Call on L. F. BULLOCK, 43 Broad St., Boston.

### BRONX REAL ESTATE FOR SALE

#### Jefferson Ave. Subway

Now In Course of Construction. Station under the new Rapid Transit Subway. Detailed drawings showing location of station and of the new Rapid Transit Subway. J. CHARLIE DAVIES, 101th St. and Third Avenue.

TO LET FOR BUSINESS PURPOSES

NEW YORK SMALL FACTORY RENT. A large factory building, 10,000 sq. ft., with 1000 sq. ft. of office space. The building is in excellent condition and is a rare opportunity for a business. Call on L. F. BULLOCK, 43 Broad St., Boston.